

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of February 20, 2004, Through March 10, 2004

Date: March 1, 2004

Recommended Actions:

1. Approve the feasibility study agreement with RDG Planning and Design, Des Moines, Iowa (\$235,000) for the **Friley Hall Comprehensive Facility Review** (see page 2);
 2. Approve the architectural agreement with Rudi/Lee/Dreyer and Associates, Ames, Iowa (\$125,000) for the **Carver Hall Renovation** project, a major capital project for which the Board previously received the capital project evaluation criteria (see page 3).
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Executive Summary:

Requested
Approvals

The following items are presented for Board approval:

Feasibility study agreement (pre-design through programming services) with RDG Planning and Design, Des Moines, Iowa (\$235,000) for the **Friley Hall Comprehensive Facility Review** which would catalog facility deficiencies and develop a master plan for the renovation of the residence hall (see page 2).

Architectural agreement with Rudi/Lee/Dreyer and Associates, Ames, Iowa (\$125,000) for design development through construction phase services for the **Carver Hall Renovation** project, which would renovate space vacated by the College of Business to provide teaching, research and support areas for the Departments of English and Mathematics, and other University functions (see page 3).

Background and Analysis:

Friley Hall Comprehensive Facility Review

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Feasibility Study Agreement—Pre-Design through Programming Services (RDG Planning and Design, Des Moines, IA)	\$ 235,000	March 2004	Requested
Background	<p>Friley Residence Hall, located in the Union Drive Neighborhood, is comprised of several buildings which were constructed in various phases from 1926 through 1984. (A map indicating the location of the facility is included as Attachment A.)</p> <p>The 280,000 gross square foot residence hall, which was constructed to house male students only, was designed with large open spaces and little common area program space (study areas, kitchens, music rooms, meeting rooms, etc.).</p> <p>The food service area (26,000 square feet) was vacated when the Union Drive Community Center opened in the fall of 2003.</p>		
Master Plan	<p>The master plan would catalog facility deficiencies, evaluate the interconnected infrastructure components for renovation options, and identify optimum phasing models to ensure that resources would be expended wisely in multiple projects over several years.</p>		
Board Policy	<p>The Board's <u>Policy Manual</u> requires Board approval of feasibility study agreements with a total cost of \$150,000 or more, including reimbursables.</p>		
Selection of Firm	<p>Expressions of interest to provide architectural services were received from 15 firms. Four firms were selected for interviews with an institutional Architectural Selection Committee, consistent with Board procedures for feasibility studies with a total anticipated cost of \$150,000 or more.</p> <p>Based on the Committee's recommendation, the University requests approval of the selection of RDG Planning and Design, Des Moines, Iowa.</p> <ul style="list-style-type: none"> • The firm was selected based on its demonstrated understanding of the key project issues, the quality of the project team and residence hall consultant, the firm's extensive University experience, and its rapport with the selection committee. • The agreement would provide for a fee of \$235,000, including reimbursables. 		

Carver Hall Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2003	Received Report
Architectural Agreement—Pre-Design through Schematic Design Services (Rudi/Lee/Dreyer and Associates, Ames, IA)	\$ 42,000	Oct. 2003	Approved
Project Description and Total Budget	2,000,000	Dec. 2003	Approved
Architectural Agreement—Design Development through Construction (Rudi/Lee/Dreyer and Associates, Ames, IA)	125,000	March 2004	Requested

Background Carver Hall is a 132,000 gross square foot facility located south of Beardshear Hall in the central campus area.

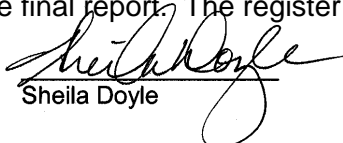
The building has housed the administrative functions of the College of Business, and currently houses the Department of Mathematics and general university classroom areas.

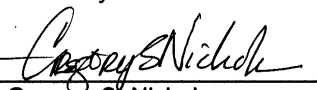
The University wishes to convert the areas vacated by the relocation of the College of Business to the Gerdin Business Building for use by the Departments of English and Mathematics and other designated University programs; the departments and programs were identified for assignment to Carver Hall based on their space needs and functional adjacencies within the College of Liberal Arts and Sciences.

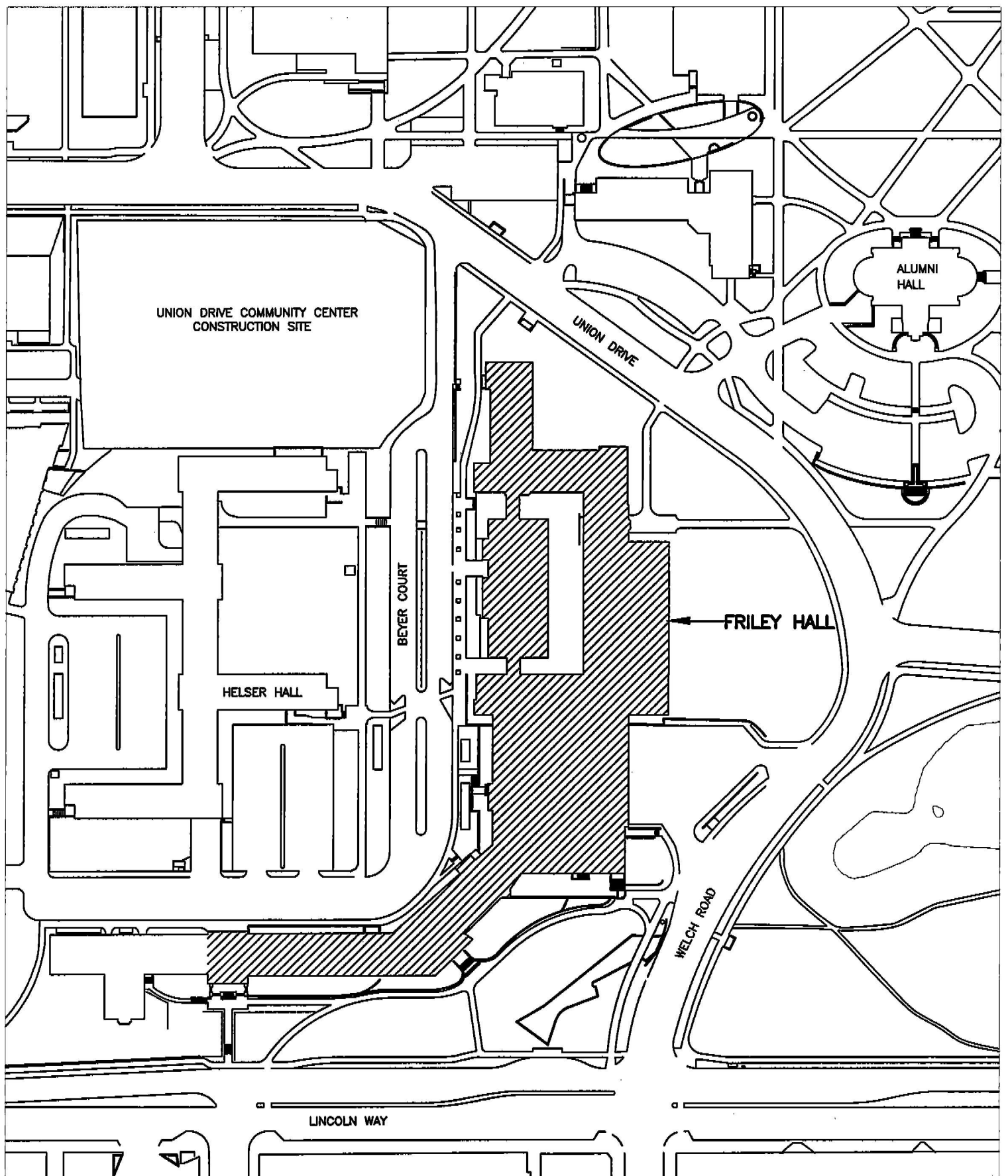
The project would remodel approximately 23,000 net assignable square feet to provide space for the identified departments and programs and general university classrooms.


Design Services The agreement with Rudi/Lee/Dreyer and Associates would provide design development through construction phase services for a fee of \$125,000, including reimbursables.

Also presented for Board ratification are two project descriptions and budgets under \$250,000, one construction contract award, the acceptance of three completed construction contracts, and one final report. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols



 NORTH	FRILEY HALL RENOVATION		APPROVED BY:
			CHECKED BY:
COMPLETED:	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA		DESIGNED BY:
ISSUED:			SCALE: Not to scale
DATE: December 17, 2002			REQUEST NO.
			SHEET NO. 1